



## CITY OF BANKS PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN THAT a **public hearing will be held by the City of Banks Planning Commission at or shortly after 6:30 PM on Tuesday, August 27, 2024**, at City Council Chambers, at 13690 NW Main Street, Banks, Oregon, and via Zoom (see agenda at <https://www.cityofbanks.org/calendar> for link) to consider the following request.

**Request: Type IV Comprehensive Plan Map Amendment (CPA 24-03) and Zoning Map Amendment (ZMA 24-02)**

**Type III Master Planned Development “Package” consisting of:**

- **Master Planned Development (MPD 24-02)**
- **Site Design Review (SDR 24-02)**
- **Conditional Use (CU 24-01)**
- **Property Line Adjustment (PLA 24-01)**
- **Subdivision (SUB 24-02)**

**Applicant:** The Holt Group, Inc.  
1301 SE Tech Center Drive, Suite 150  
Vancouver, WA 98683

**Site:** 2N 3 31; Tax Lots 100, 201, 500, 600  
2N 3 31D: Tax Lots 100, 101, 400, and 1000  
2N 3 31CA; Tax Lot 6900  
Approximately 204 acres

The public hearing on this matter will be conducted pursuant to the rules of procedure adopted by the Planning Commission. Oral or written testimony may be presented at the public hearing. Written comments on the proposal are also welcome prior to the hearing. To have your written comments or testimony distributed to the Planning Commission before the meeting, it must be received by 3 pm on August 27, 2024. Direct written comments to City Recorder Angie Lanter at 13680 NW Main Street, Banks, OR 97106 or [alanter@cityofbanks.org](mailto:alanter@cityofbanks.org).

Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision makers an opportunity to respond to the issue precludes appeal to the City Council, State Land Use Board of Appeals, or Circuit Court, as applicable, on that issue. Only comments on the applicable approval criteria are considered relevant evidence.

After the public hearing closes, the Planning Commission will deliberate and issue its decision on the Type III application package, and the decision shall be mailed to the applicant and to anyone else who submitted written comments or who is otherwise legally entitled to notice. For the Type IV applications, the Planning Commission will issue a recommendation following the close of the public hearing, which will be forwarded to the City Council for decision.



The applicable sections of the Banks Municipal Code are as follows:

Comprehensive Plan Map and Zone Map Amendments

Section 151.301-151.305

Master Planned Development

Section 151.336-151.343

Site Design Review

Section 151.253-151.254

Conditional Use

Section 151.270-151.273

Property Line Adjustment

Section 152.012

Subdivision

Section 152.003-152.007 and Section 152.050-152.093

The application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards shall be available for review at no cost (copies provided at reasonable cost) at Banks City Hall, 13680 NW Main Street, Banks, Oregon, during the hours 9:00 AM - 1:00 PM, Monday through Friday. Contact the City Recorder at 503-324-5112 with further questions.

The staff recommendation to the Planning Commission shall be available for review at no cost on or about seven (7) days prior to the hearing (copy provided at cost) at City Hall .

This hearing may be continued without additional published notice. All interested persons are invited to attend and be heard.

CITY OF BANKS, OREGON

By: Shayna Rehberg, Contract City Planner

Mailed: August 7, 2024

Posted: August 7, 2024